



**Board of Directors Meeting Minutes**  
**Executive Session**  
Thursday, April 1, 2010

**In attendance:**

Matt Johnson  
Tadas Birutis  
Jan Girolamo  
Jerry Harlow  
Ken Brennan  
Mark Nelson

An Executive Session was held following the April Meeting to discuss the following topics

- Collection of Dues
- Responsibility for Shoreline maintenance.

**Collection of Dues**

Jerry led a discussion regarding the placement of liens on the property of homeowners who have not paid dues. One of the homes that owes the OHA multiple years of dues is in foreclosure. The homeowner owes the OHA \$550.

Jerry indicated that he received a letter from the Lisle Savings bank regarding a foreclosed property at 438 Monticello. The Bank indicated that it wanted to settle the outstanding dues and offered the OHA \$300. The outstanding balance for that property is \$737.00. After some discussion, it was decided that the OHA would counter the offer and ask that the Bank pay \$300.00 plus the cost of removing the lien. The bank would also be asked to file all of the paperwork to remove the lien. Mark motioned that the OHA accept the offer of \$300 and ask the bank to remove the lien at no cost to the OHA. Tadas seconded the motion and all were in favor.

Jerry presented the status on the collection of dues. Four homeowners owe dues for 2009. Two homeowners owing multiple years of dues have paid leaving 3 homeowners owing multiple years dues.

**Shoreline Maintenance**

At a previous meeting with the Village, the question of ownership of the outlots and easements in the development was questioned. The Village, based on its interpretation of the OHA CC&Rs suggested that the OHA could be responsible for the shoreline. What was called into question was the use of the term "common area".

The OHA members present discussed the use of the terms outlot, common area and easement. By definition, an outlot is a property that is not meant to be developed. Based on Article 5 of the CC&Rs a common area is meant to be an area that is set aside for the use and enjoyment of all homeowners. The easements are defined as maintenance easements to be used for utility and shoreline maintenance.

A recommendation was made by Jack to make changes to the CC&Rs to clear up the confusion regarding common areas.



# Homeowners Association

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The OHA needs to get a good understanding of the Village's position in order to resolve the responsibility for maintenance of the shoreline. It is anticipated that the Village will have one of three possible responses. They may determine that the OHA is responsible for maintenance of the shoreline. They may indicate that the OHA is responsible but they will not take action against the OHA. They may respond that they are still studying the issue. At the end of the prior meeting with the Village, both the Village and the OHA determined that more information needed to be gathered.

It was decided that another meeting would be scheduled with the Village to allow the OHA to present their research and findings and the Village present theirs.

The meeting was adjourned at 10:20.